



39, Rodney Street, Newtown, WA10 4HB

£85,000

*David
Davies* *Collection*

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- EPC: E
- Council Tax Band: A - St Helens
- Leasehold - 763 Years Remaining
- No Onward Chain
- Ideal For Investors
- Needs Refurbishment
- Mid Terraced Property
- Two Double Bedrooms
- Living Room Through Dining Room
- Ground Floor Bathroom

David Davies Sales & Lettings Agent are delighted to present to the market this two-bedroom mid-terraced property, positioned in a popular and convenient area of Newtown, St Helens. Offered with no onward chain, this property represents a superb opportunity for a wide range of purchasers, from first-time buyers seeking to create their perfect first home, to investors looking for a refurbishment project with excellent potential returns.

Upon entering the property, you are welcomed by an entrance vestibule that leads directly into a spacious open-plan living and dining room, a layout that offers flexibility and scope for a stylish and comfortable family or social space. Beyond this, the kitchen provides access to the rear of the home, with a ground floor bathroom completing the layout on this level.

To the first floor, the property features two generously proportioned double bedrooms, both benefitting from natural light and providing a blank canvas for future redesign.

Externally, the property offers a low-maintenance rear yard, which, with a little creativity, could become a charming outdoor retreat or practical storage space.

This home requires full modernisation throughout, allowing the new owner to fully personalise every aspect to their taste or to maximise its rental potential. For investors, the demand for rental properties in this sought-after location remains strong, offering the opportunity to achieve an attractive yield once refurbished. For first-time buyers or DIY enthusiasts, this is an excellent chance to acquire a property at a competitive price and create a home that truly reflects your own style and needs.

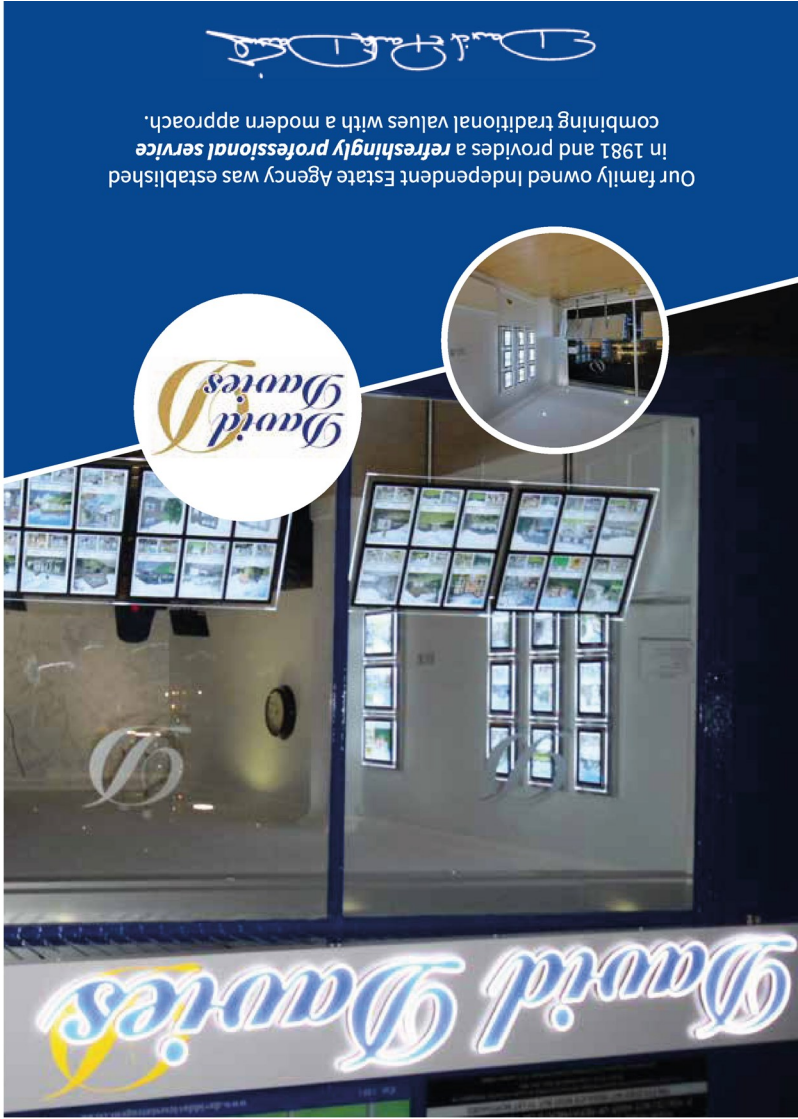
Located close to a range of local amenities, schools, and excellent transport links, including easy access to the M62 and surrounding areas, this property is not only a project but also a smart investment in a well-connected community.

EPC: E





Floorplan To Follow



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